

**PUBLIC NOTICE
TOWN OF WEST HARTFORD
ZONING BOARD OF APPEALS**

The Zoning Board of Appeals held a public hearing in the Legislative Chamber, Room 314, 50 South Main Street, West Hartford, on Wednesday, March 16, 2016 at 7:00 p.m., to hear and act on the following petitions:

- #02-16** **130 Ridgewood Road** – Petition of L & L Chaves for renewal of a Special Exception per Section 177-49 in order to maintain a customary home occupation (L & L Tax Services LLC) as an accessory to the residence for a period of five (5) years per plans on file. **R-10 ZONE**
Approved with Conditions
- #03-16** **737 Farmington Avenue** - Petition of D. Mack & R. Gilmartin, requesting the following two (2) variances to construct an approximately 152 s.f. deck in the rear of the existing non-conforming home per plans on file.
a) Section 177-20 (E) Requesting a +/- 13' variance to the 30' rear yard setback
b) Section 177-20 (D) Obstructions in Yards. +/- 11' variance to the 35' building line on Arnoldale Road.
RM-1 Zone; Single Family Home adhering to R-6 Standards
Approved with Conditions
- #04-16** **32 Hatheway Drive** - Petition of C. & K. Hartmann, requesting a variance to Section 177-20(E). Requesting a +/-5' variance to the 35' rear yard setback for the construction of a new 293 s.f. deck of which a portion (22 s.f.) encroaches into the rear yard setback. The variance request also seeks to legalize an existing staircase (21 s.f.) which protrudes an additional 6' feet (approximately) into the rear yard from the deck approved by ZBA variance #41-81 per plans on file. **R-13 Zone**
Approved with Conditions
- #05-16** **9 Stoner Drive** - Petition of J. & D. Delgado, requesting a variance to Section 177-20 (D) Obstructions in Yards for the installation of a privacy fence with a maximum height of 7', +/- 20' forward of the 45' building line on Mountain Road per plans on file. **R-20 Zone**
Approved with Conditions

Published separately:

- #06-16** **471 New Park Avenue** – Petition of Cumberland Farms Inc. requesting renewal of location approval for a gasoline refueling station for a period of three (3) years per plans on file. **IG ZONE Approved with conditions for 18 months.**

Dated at West Hartford, CT, this 17th day of March, 2016. The above actions will become effective April 6, 2016.

Lisa Sadinsky, Chairperson of the Zoning Board of Appeals
Brian Pudlik, Secretary to the Board

Publish once Tuesday, March 22, 2016.

